ARIZONA REGIONAL MULTIPLE LISTING SERVICE, INC.

STAT

your monthly statistics
for the Phoenix Metro area

October 14, 2010

"ARMLS PPI™" is a trademark of Arizona Regional MLS.

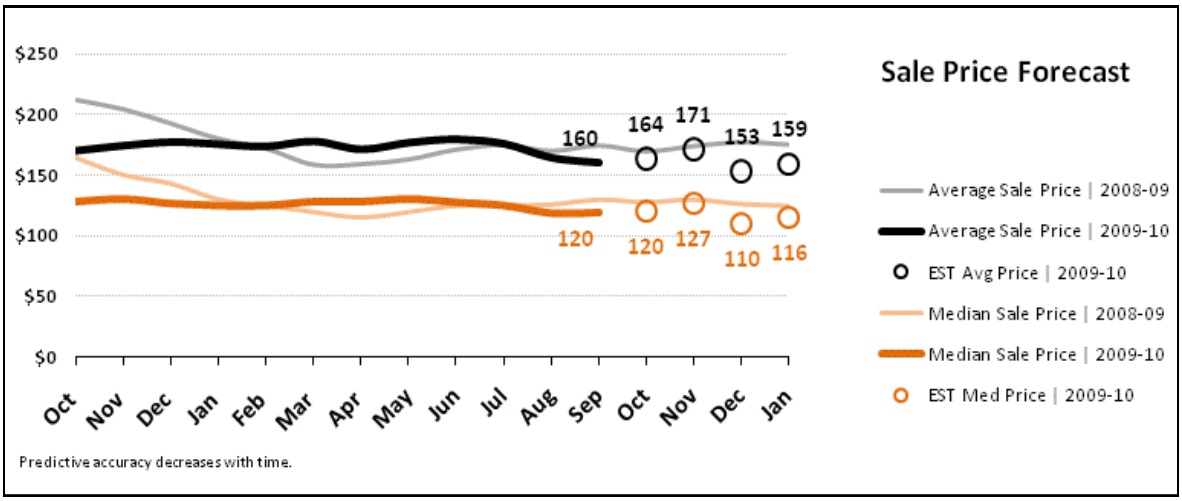
The ARMLS Pending Price Index™

The ARMLS Pending Price Index™ is a predictive tool unique to ARMLS which forecasts Average Sales Price and Median Sales Price, based on the pending sales figures in the MLS system. It uses the numbers in the system and is subject to fluctuation as the numbers change. It is not a guarantee of final actual figures. The predictive value of the numbers declines as the index moves further out into the future. As with all forecasts, its value lies in its glimpse into the future to assist Subscribers in molding expectations and planning reactions to those expectations.

The Median Sales Price in October is expected to increase only slightly from September ($119,500) to $120,000. November Median Sales Price is predicted to increase to $127,000, only to fall in December to $110,000, and then rally to $115,000 in January.

The Average Sales Price for October is predicted to rise to $163,800 from September's $159,800. November is also predicted to increase to $171,400 only to fall significantly in December to $153,300, and then rally in January to $159,100.

The National Association of REALTORS® Pending Sales Index* rose 4.3% in August, but remains 20.1% below the August of 2009. Short bursts of optimism experienced in the earlier part of the year seem distant as the recovery of the Valley market appears to be in a backward stepping mode. Indications are that forward steps will remain elusive until 2011.



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